

Prince Charles Terrace, EX20

Lydford

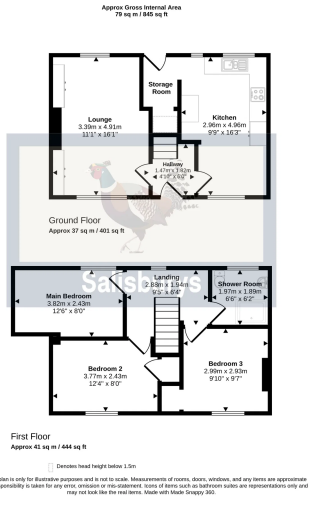
Offers in the Region of

£285,000

Salisburys







3 DOUBLE BEDROOM TERRACED PROPERTY WITH FRONT AND REAR GARDENS

This well-proportioned three-bedroom terraced property offers spacious and comfortable accommodation, with a good-sized lounge and kitchen, both enjoying views towards the front and rear gardens. Upstairs, there are three well-sized double bedrooms, some benefiting from built-in storage cupboards, together with a good-sized family bathroom. Located in the sought-after Dartmoor village of Lydford, this property offers the ideal combination of peaceful village living and everyday convenience. The village benefits from a local primary school, pub and farm shop, while Dartmoor National Park and the famous National Trust Lydford Gorge are right on the doorstep. There is also unrestricted parking available along the main road. A fantastic opportunity for families or those looking to enjoy village and countryside living without being too far from local amenities. **PLEASE NOTE THIS PROPERTY IS SUBJECT TO A S157 COVENANT.** Under this covenant, any prospective buyer must prove they have lived and/or worked in Devon for a minimum of three years immediately preceding the proposed purchase date.

Accommodation:-

Entrance Hallway (1.47m x 1.82m / 4'10" x 6'0"): The entrance hallway provides access to the ground floor accommodation, with stairs rising to the first floor and doors leading to the Lounge and Kitchen.

Lounge (3.39m x 4.91m / 11'1" x 16'1"): A good-sized dual aspect Lounge with space for a fireplace and window to the front, providing a comfortable principal reception room.

Kitchen (2.96m x 4.96m / 9'9" x 16'3"): The Kitchen is fitted with a range of shaker style base and wall-mounted units with work surfaces over, incorporating an induction hob and extractor fan, sink and drainer . There is space for additional appliances and useful access to the Storage Room.

Storage Room: Useful additional storage space accessed from the Kitchen area with access to the rear garden.

Stairs to First Floor Landing (2.88m x 1.94m / 9'5" x 6'4"): The first floor landing provides access to all three bedrooms and the Shower Room.

Main Bedroom (3.82m x 2.43m / 12'6" x 8'0"): A good-sized double bedroom with no intrusions or recessions providing ease for furnishing, with a window overlooking the rear of the property.

Bedroom Two (3.77m x 2.43m / 12'4" x 8'0"): A further double bedroom with space for wardrobes and cabinets, including a useful over the stairs storage cupboard, with a window overlooking the front of the property.

Bedroom Three (2.99m x 2.93m / 9'10" x 9'7"): A well-proportioned third double bedroom with an integrated storage cupboard and views.

Shower Room (1.97m x 1.89m / 6'6" x 6'2"): Fitted with a generous shower enclosure, wash hand basin and W.C. decorated in neutral tones.

Front Garden: There are shared steps up to the front door with a garden laid to lawn with some shrubs and bushes. A shared passageway offers access to a gateway with access to the rear garden.

Rear Garden: The rear garden with a shared passageway gives access to a private gate to the rear garden which can also be access via the kitchen. Laid to lawn with shrubs and trees, there is a small shed and patio area, which provides a fantastic seating area with kitchen access.

Services: Oil fired central heating, mains electric, mains water, mains waste.

EPC: 19 G (potential 43 E)

Council Tax: C















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